

**fisher  
german**

# Dukes House

32-38 Dukes Place  
London, EC3A 7LP

Leasehold | Office  
Not VAT Elected

2,454 - 4,954 Sq.ft (227.98 - 460.24 Sq.m)



**To let** | £37.50 - £45.00 psf pa excl.





## Dukes House, 32-38 Dukes Place

2,454 - 4,954 Sq.ft (227.98 - 460.24 Sq.m)

### Description

Office suites from c. 2,500 sq ft are available. The building features a newly refurbished managed reception, new air conditioning, a small roof terrace, and parking available on request.

The first floor is newly fitted and furnished by the landlord, while the second floor is refurbished and open plan

### Location

Dukes Place links Bevis Marks and Aldgate with Houndsditch to the rear of the building. Communications are excellent with Aldgate Station (Circle, Hammersmith & City, and Metropolitan lines) and Liverpool Street Station (Central, Circle, Hammersmith & City and Metropolitan underground lines and National Rail and Overland services) both within a short walk.

Fenchurch Street (National Rail Services), Tower Hill (District, Circle) and Tower Gateway DLR are also a short distance away.

### Amenities



Managed  
Reception



Air Con



Fitted Out



Passenger  
Lift



Parking



Communal  
Terrace

### Key information



#### Rent

£37.50 - £45.00  
(per sq ft pa excl.)



#### Business Rates

£11.34 - £27.30  
(per sq ft pa  
(ye April 2026))



#### Service charge

£12.00  
(per sq ft pa excl.)



#### EPC rating

C



## Further information

### Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

### Rent

£37.50 - £45.00 per sq ft pa excl.

### Business Rates

Estimated £11.34 - £27.30 per sq ft pa for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the Rating Authority.

### Service Charge

£12.00 per sq ft pa excl.

### Total Estimated Cost PCM (excl VAT)

Second Floor - £16,000

First Floor - £ 14,915

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

The EPC rating is C .

### VAT

The building is currently not opted to Tax..

### Viewings

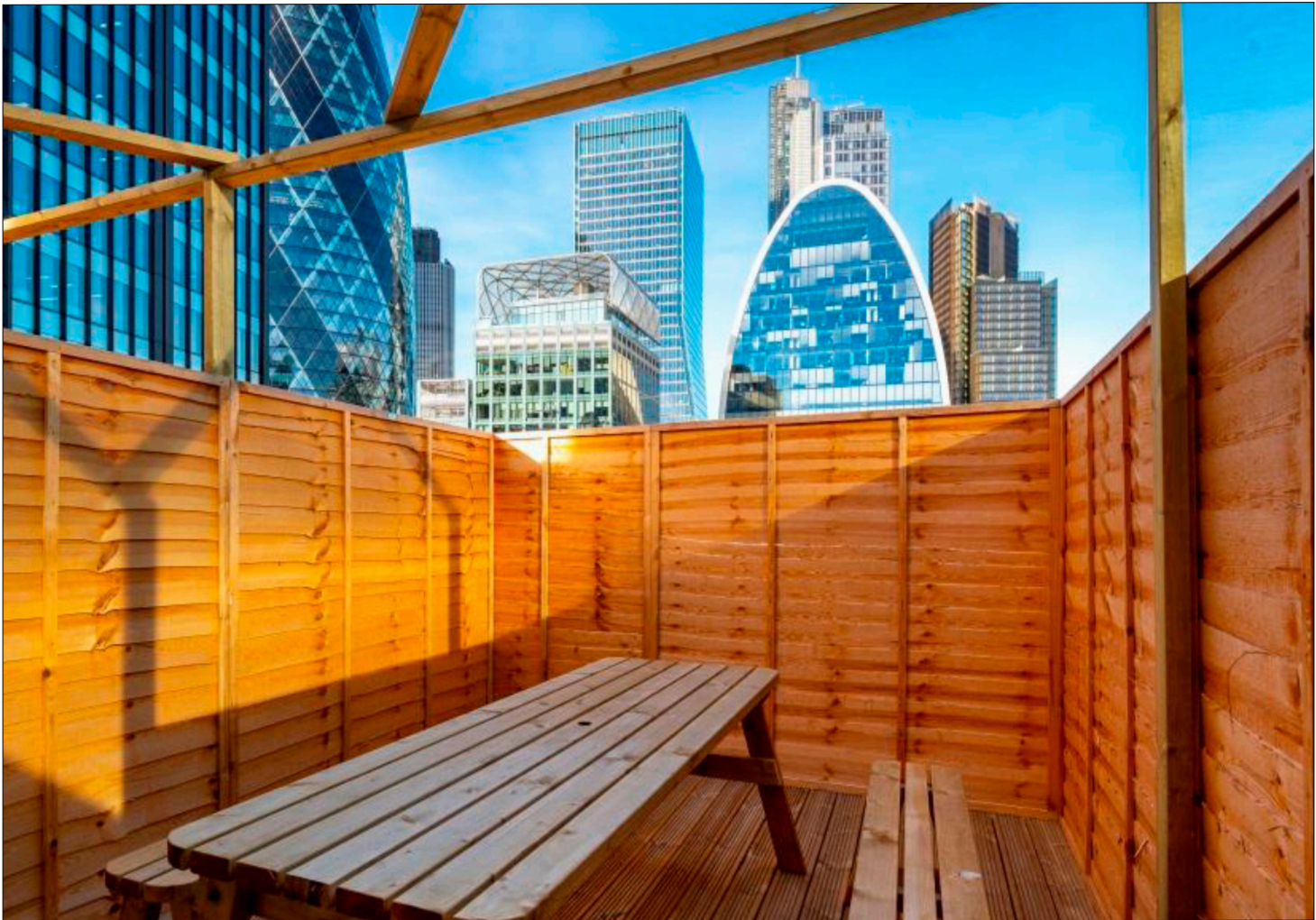
Viewings strictly by arrangement through joint sole agents Fisher German LLP and BBG.









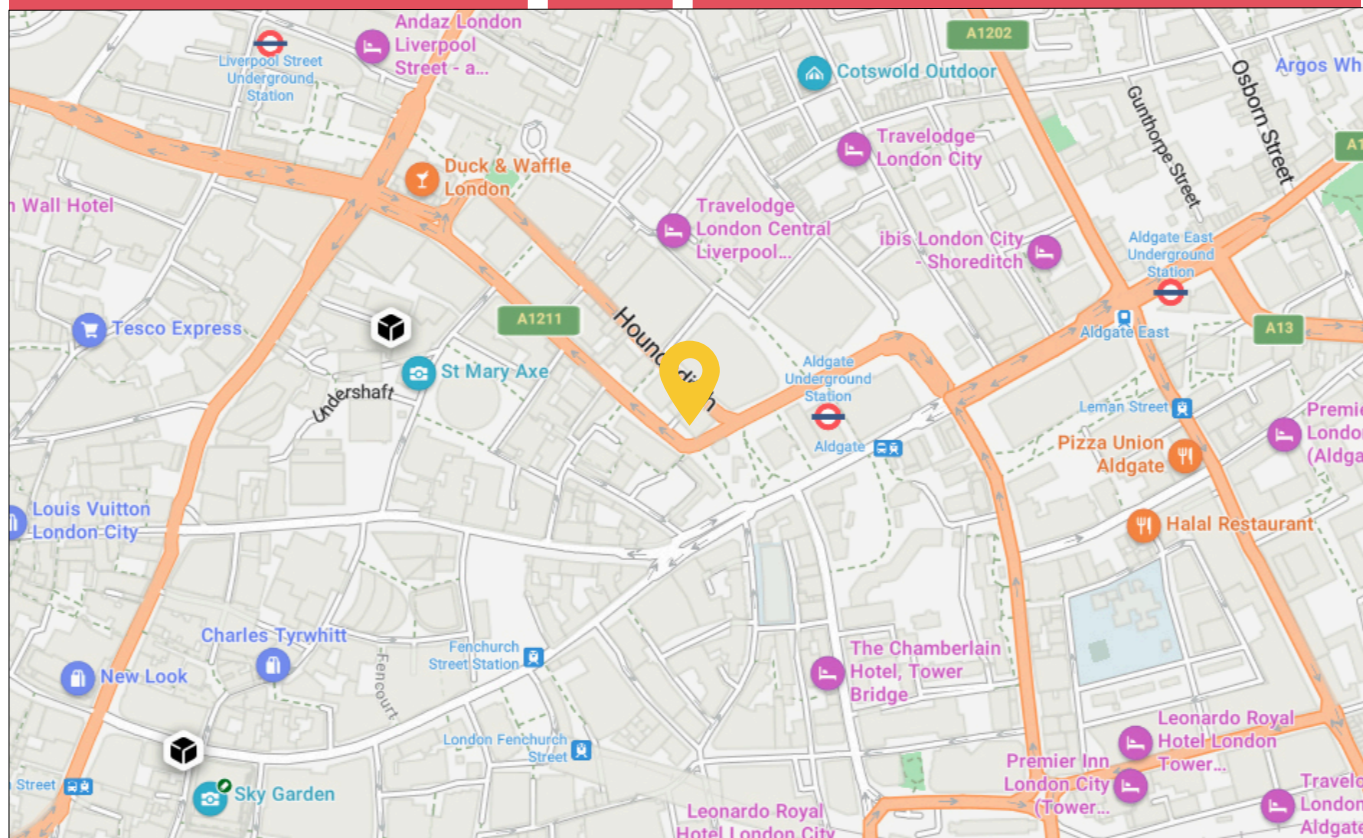




## Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m	Total Est. Cost PCM (excl VAT)	Total Est. Cost PA (excl VAT))
Second Floor - Open Plan	2,500	232.26	£16,000	£192,000
First Floor - Newly Fitted	2,454	227.98	£14,915	£178,978
<b>Total</b>	<b>4,954</b>	<b>460.24</b>		



### Nearest Station

Aldgate Underground Station: 0.1 miles ( 2 min walk)

Fenchurch Street Station: 0.3 miles (6 min walk)

Liverpool Street Station: 0.5 miles (8 min walk)



## Contact us



**Jessie High**

020 7747 3142

[jessie.high@fishergerman.co.uk](mailto:jessie.high@fishergerman.co.uk)



**Doug Gordon**

020 7747 3117

[doug.gordon@fishergerman.co.uk](mailto:doug.gordon@fishergerman.co.uk)



**Lily Whitehead**

020 7747 3199

[lily.whitehead@fishergerman.co.uk](mailto:lily.whitehead@fishergerman.co.uk)



Or our joint agents: BBG

020 3713 1950

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Particulars dated January 2026. Photographs dated February 2025.



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